



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-24
APPLICANT: McCoy Tree Surgery Co.
DATE: September 11, 2014
LOCATION: 3201 Broce Drive
TO: Interested Neighbors
WARD: 8
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a 60' Commercial Communication Tower

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider the development of a commercial communication tower. This property is currently zoned I-1, Light Industrial District, and a change of zoning will not be required.

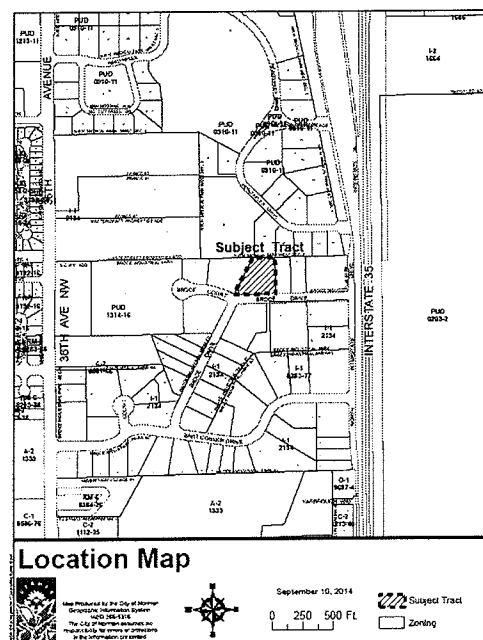
Please join us for a Pre-Development discussion of this proposal on Thursday, September 25, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Mark Kleine, (405) 579-6756 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 14-24

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER	McCoy Tree Surgery, Co.	ADDRESS	P.O. Box 817 Norman, OK 73070
EMAIL ADDRESS	mkleine@mccoytree.com		
NAME AND PHONE NUMBER OF CONTACT PERSON(S)		Mark Kleine - 405-579-6756	
BEST TIME TO CALL:		8-5 Monday - Friday	

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____

3201 Broce Dr - Norman, OK 73072

Broce Industrial Park Lot 3 and W 0.5' Lot 2 Blk 1

and containing approximately 1.84 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The addition of a 60' Commercial Communication Tower.

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This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☐ Rezoning to _____ District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☒ Commercial Communication Tower

Items submitted:

☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00
Current Zoning: I-1
Current Plan Designation: _____

Concurrent Planning
Commission Review
Requested: _____

Received on:

9-3-14
at 9:15 a.m./p.m.

by mt

Written Description

McCoy Tree Surgery - 3201 Broce Dr - Norman, OK 73072

Commercial Communication Tower Installation

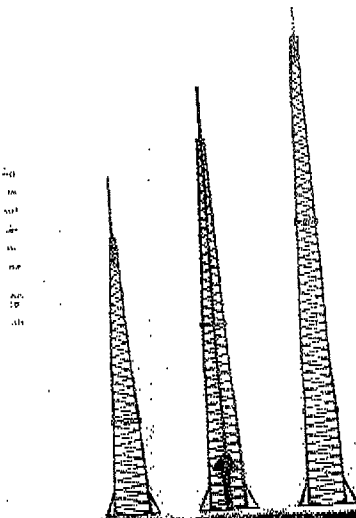


McCoy Tree Surgery is seeking to install a 60' commercial communication tower to provide an 60' high antenna position. Signals from this tower are to provide communications to and from the requesting business, and to and from the business community located around this location.

The blue arrow in the image above points toward the position of the 60' Antenna structure to be installed at the red triangle.

The tower construction diagrams are attached to this document.

A request has been made to the FAA for off-airport construction, and a determination has been made by the FAA that this installation would not be a hazard to air navigation, and this tower would not be required to contain any lighting. A copy of this report is attached to this document.



WHEAT CAPITAL COM.

306 W. WILLOW
ENID, OKLA. 73701
580-237-3218

SELF-SUPPORTING CONCRETE-BASE TOWERS

No guy wires are required. The tower is completely self-supporting with base bolts imbedded in a block of concrete. Ideal for any home or business where an antenna height of up to 60ft. is required.

Uniform taper from the ground up gives it a neat, graceful design that will not detract from appearance of your home or business. Construction is all steel, heavy zig-zag bracing design gives greater strength.

All welded construction provides the added strength needed, to withstand high winds.

Most makes of rotators can be neatly installed inside the tower, at bottom (with rotor kit) for less wind resistance.

Towers come in four sizes: 30, 40, 50, and 60 feet, to provide an antenna support structure for almost any antenna need. TV, FM, CB, 2-way, transmit and receive antennas of all kinds.

Towers may be custom built for your particular need. . . .

Contact your local Triangle Tower Dealer, or the factory for your needs.